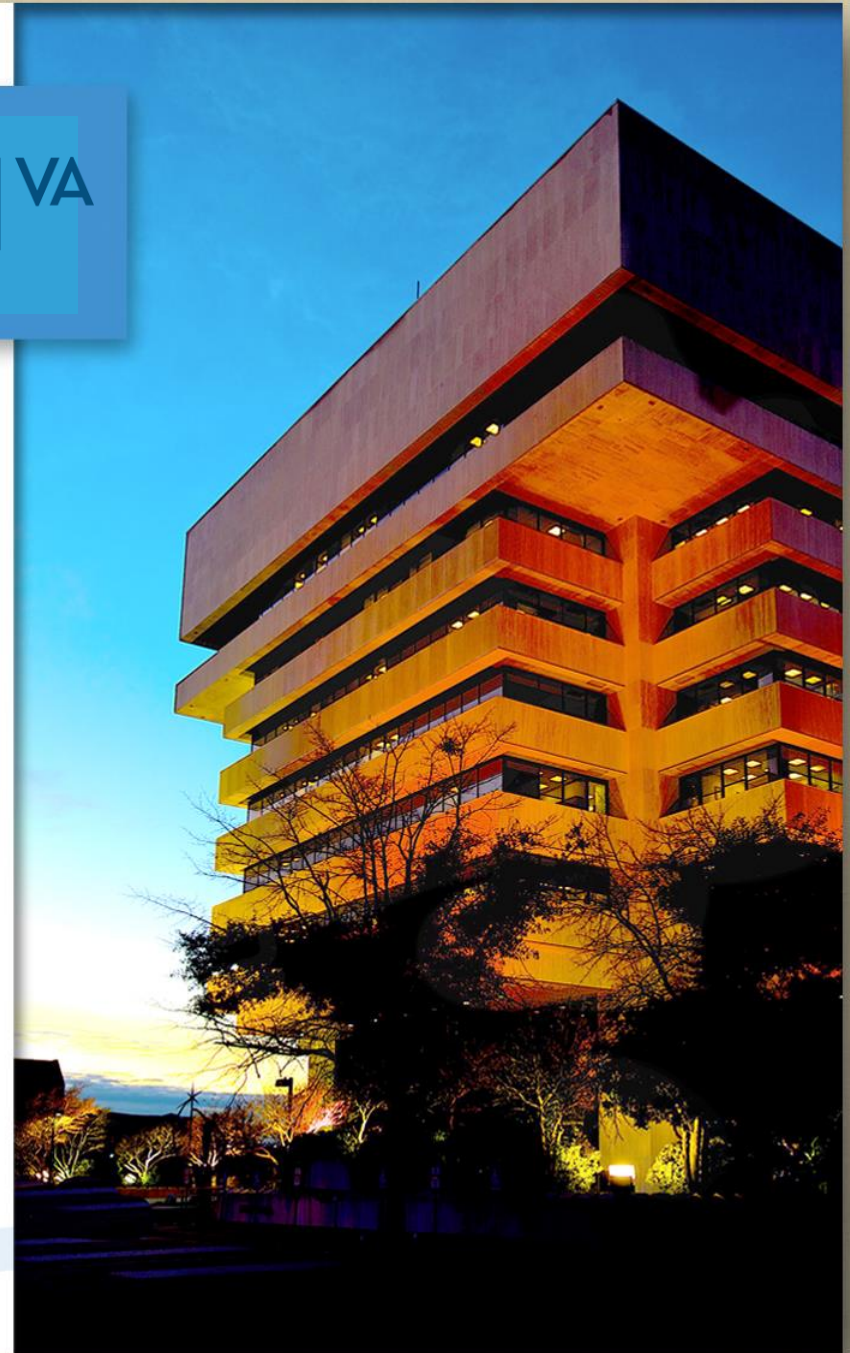




**Rezoning Application
No. 23-0313
&
Use Permit Application
No. 23-0314**

**2244 Executive Dr.
*Riverside Hospital, Inc.***

**City Council
December 13, 2023**

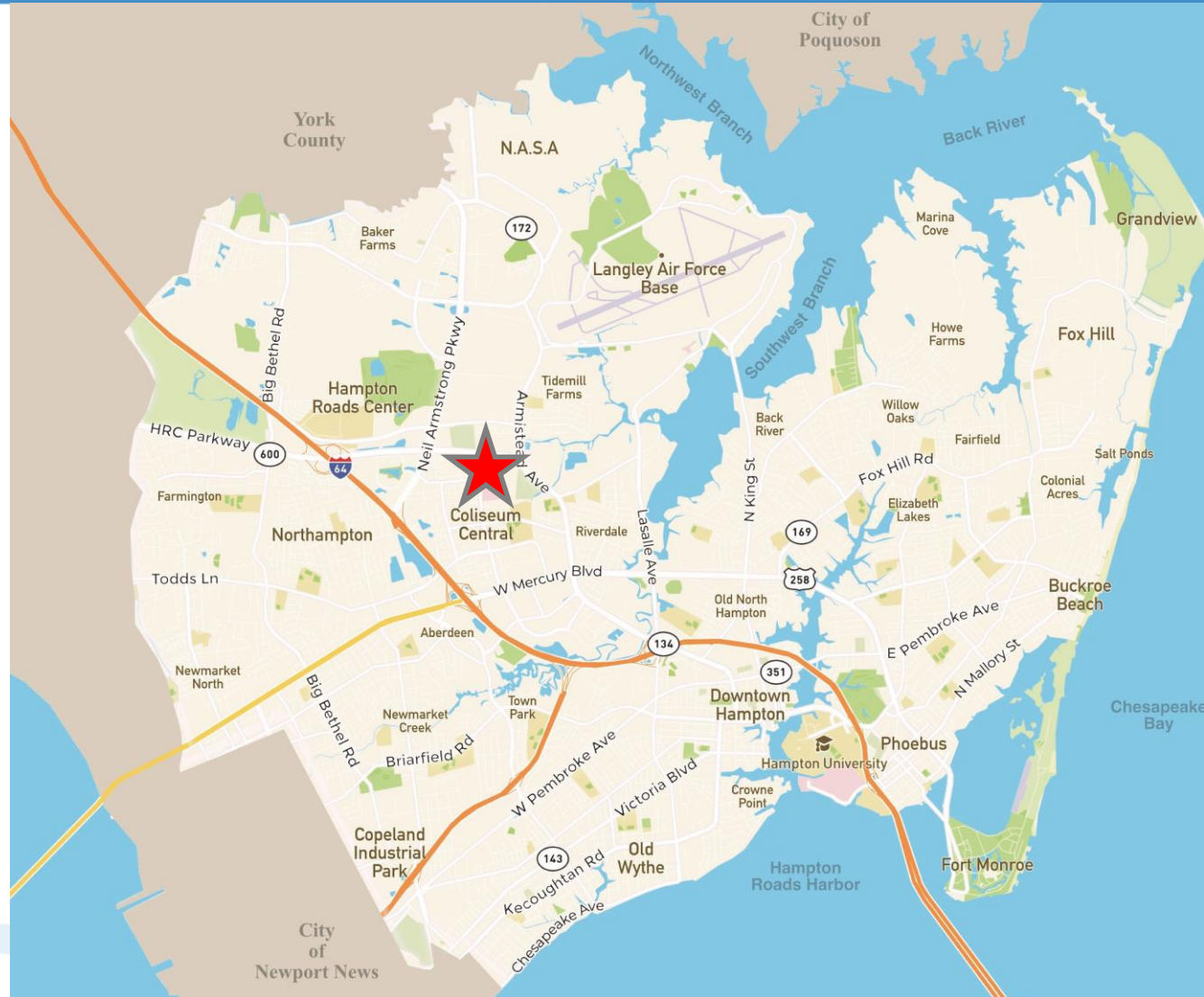


Application

Rezone the parcel located at 2244 Executive Dr, totaling +/-13.8 acres, from Multiple Residential (R-M) District and Limited Commercial (C-2) District to Limited Commercial (C-2) District with conditions

Use Permit to allow mental health/substance abuse treatment facility

Location Map

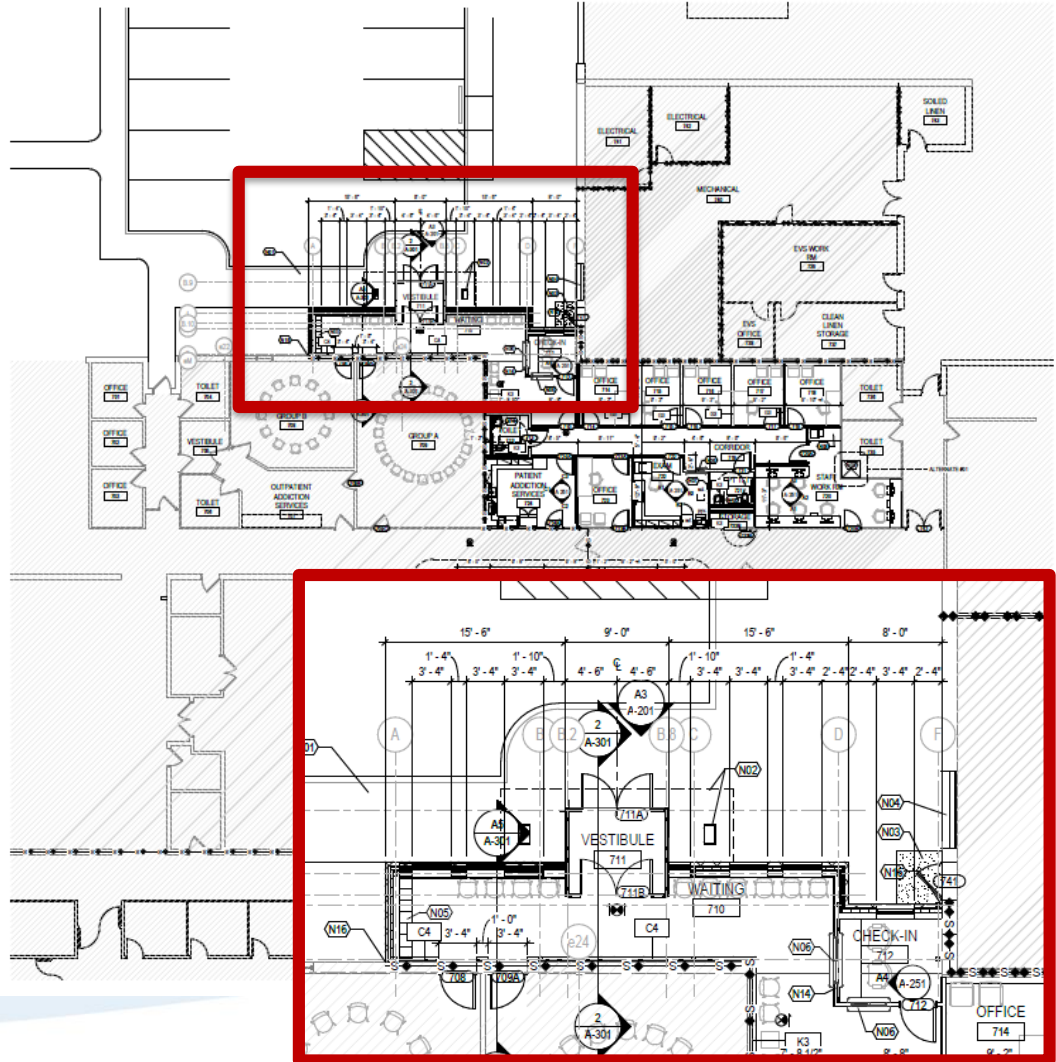


Location Map



Proposal

- Expansion of the existing facility to include +/- 420 square foot expansion for new entrance and waiting area to Outpatient Services



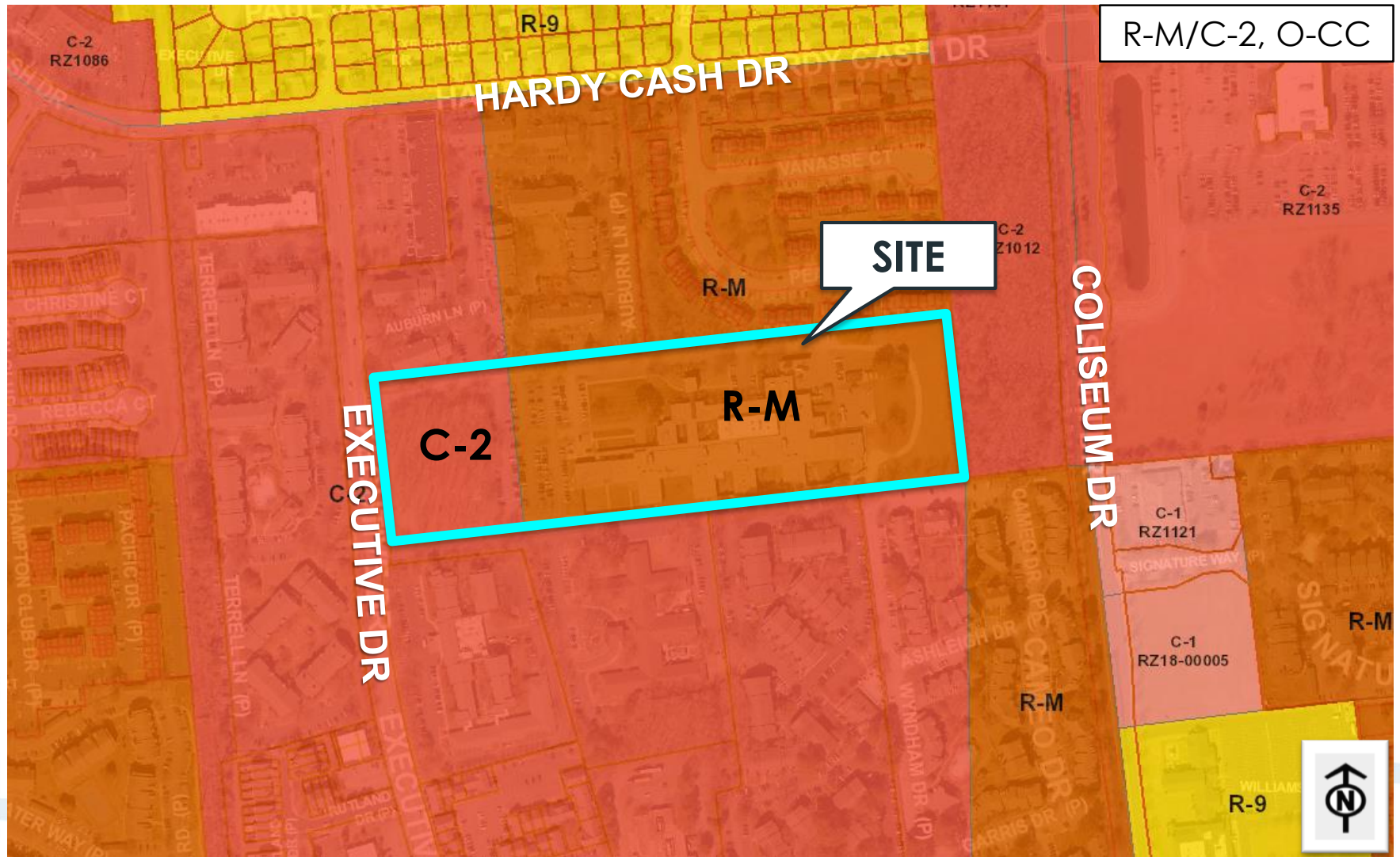
Proposal



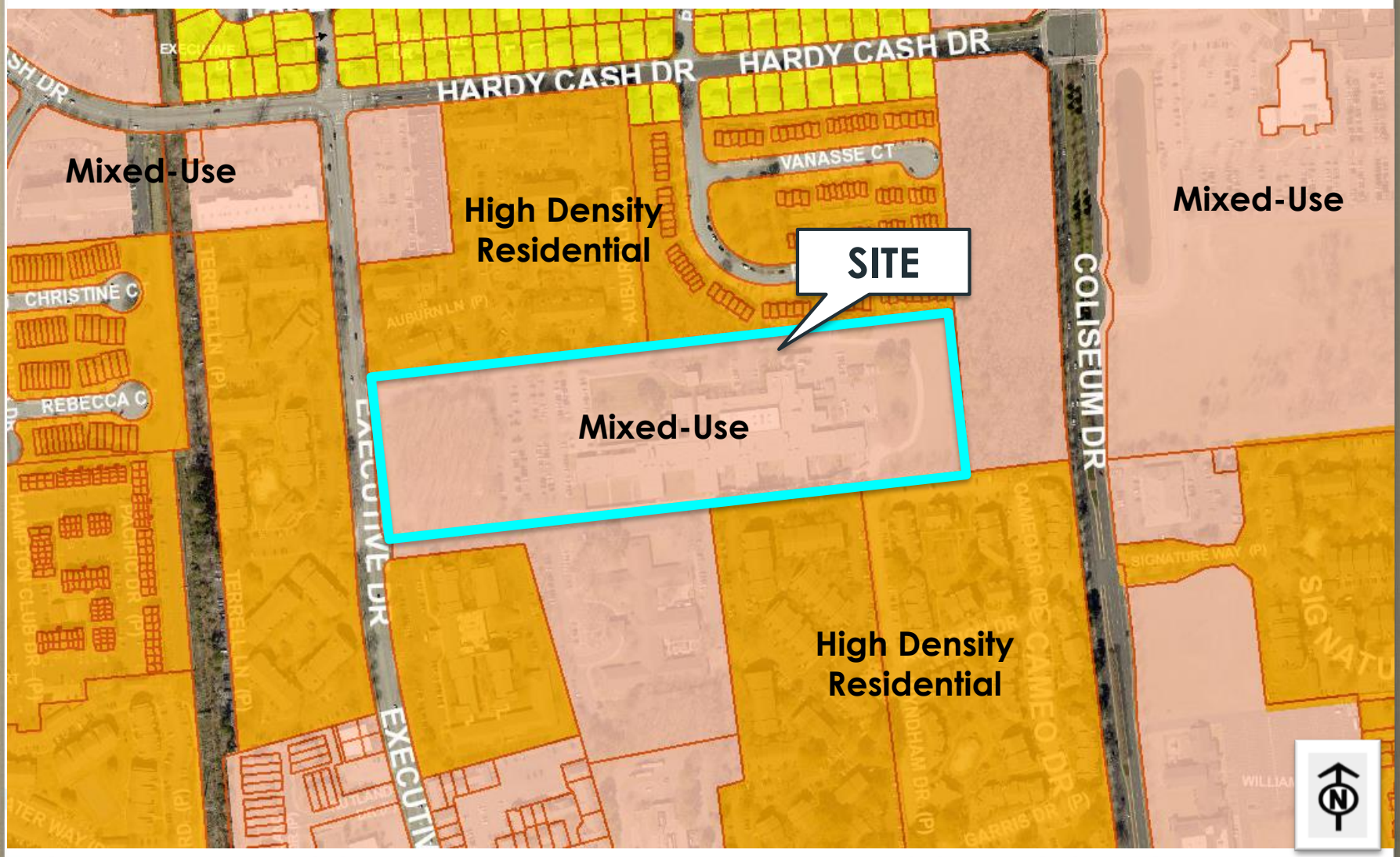
Proposal



Zoning Map



Land Use Map



History

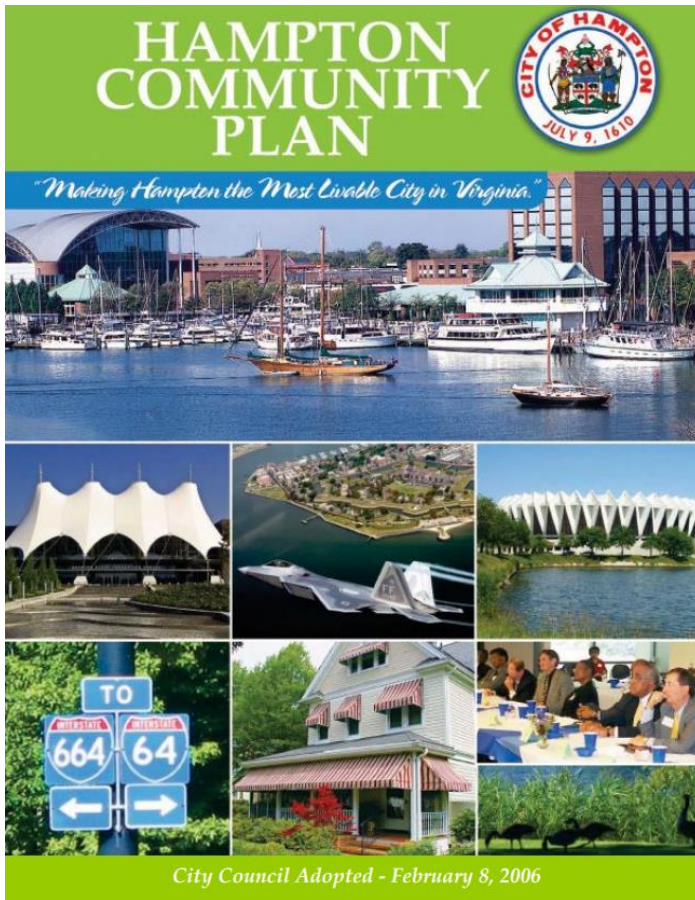
- **1981:** Use Permit No. 0459 was granted to permit a hospital on the property.
 - Was zoned R-M, which permitted a hospital use subject to an approved Use Permit
- **1982:** A site plan was approved for development of the site. On this approved site plan, there was future expansion identified.
- **2015:** City Council approved amendments to the Zoning Ordinance to adopt define and separate medical uses.
 - At that time, “mental health/substance abuse treatment facility” was prohibited in several zoning districts including the Multiple Residential (R-M) District.

History

- **2021:** Riverside proposed an addition to the existing facility. Due to the approved site plan in 1982 showing future expansion, the addition was permitted without the need for a use permit or rezoning.
- **2022:** City Council approved amendments to the Zoning Ordinance which added “Mental Health/Substance Abuse Treatment Facility” as a permitted use, subject to approval of a use permit, within the Limited Commercial (C-2) zoning district.

As R-M does not permit the existing use, the proposed addition is an expansion of a legal nonconforming use. Therefore, a rezoning and a use permit is required in order to bring the existing use into conformance and to permit the proposed expansion.

Public Policy



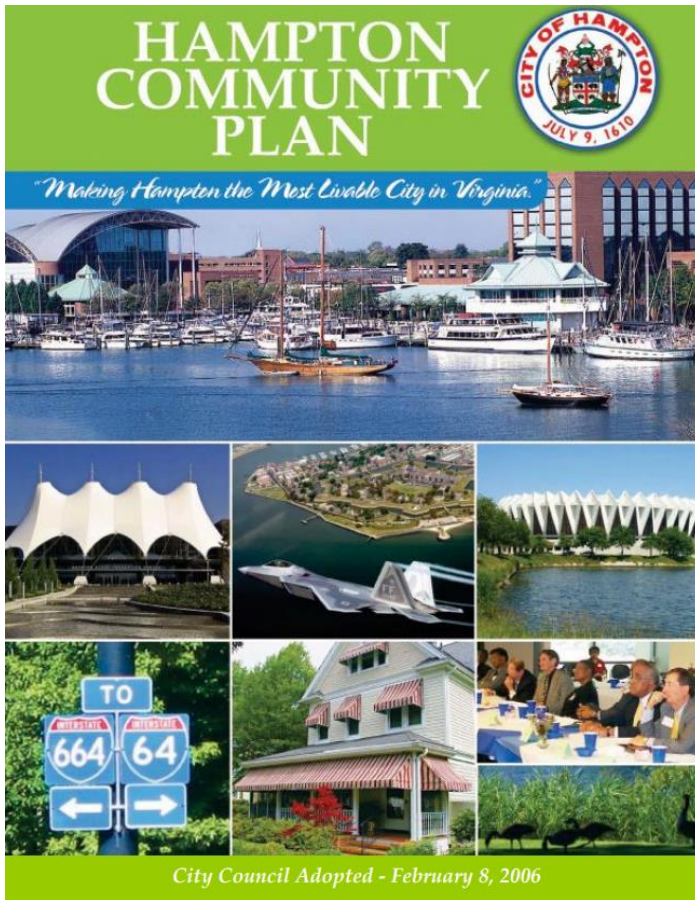
Hampton Community Plan (2006, as amended)

Land Use and Community Design Policies:

LU-CD Policy 4: Evaluated land use proposals from a regional, city-wide, and neighborhood perspective.

LU-CD Policy 8: Support opportunities for the development and expansion of educational, cultural, medical, research, and military activities that are consistent with the City's vision and goals.

Public Policy



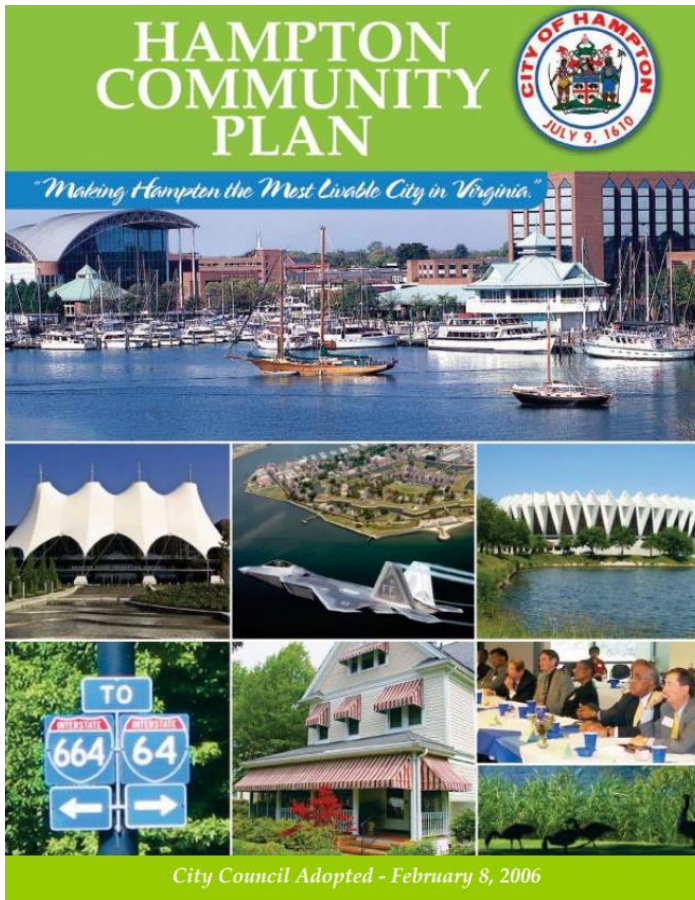
Hampton Community Plan (2006, as amended)

Community Facilities Policies:

CF Policy 47: Continue to work cooperatively with Federal and State agencies to address needs for health and human service facilities.

CF Policy 51: Provide an adequate level of social and institutional services without overburdening neighborhoods with an excessive concentration of institutional uses aimed to meet the needs of the city as a whole.

Public Policy



Hampton Community Plan (2006, as amended)

Community Facilities Objectives

- 1:** Provide community facilities that are targeted to address the needs of both city residents and visitors.
- 3:** Provide facilities that are responsive and adaptable to changing needs.
- 5:** Promote partnerships with private, non-profit, and government agencies in the provision of community facilities.
- 9:** Address the needs of special populations including low income, youth, elderly, and persons with disabilities.
- 14:** Promote maintenance, reinvestment, preservation, adaptive reuse, and renewal of existing facilities and sites.

Public Policy

Coliseum Central Master Plan

(2015, as amended)

- Property is located in the Sentara Medical Campus Initiative Area.
- Predominantly office uses in the immediate surrounding area is medical office



SENTARA MEDICAL CAMPUS EXISTING CONDITIONS Vacant developable land exists all around the hospital complex



SENTARA MEDICAL CAMPUS DESIGN ALTERNATIVE Office Development



PROPOSED VIEW OF COLISEUM DRIVE ACROSS FROM SENTARA Domestic scaled office and/or residential buildings lining the west side of Coliseum Drive.



Precedent

Proffered Conditions

- Permitted primary and accessory uses;
- Understanding that all phases of the project shall comply with all ordinances; and

A full set of proffered conditions can be found in the application package

Recommended Conditions

- Issuance of Permit
- Limitation of Use
- Capacity
- Certification
- Coliseum Central Design Standards
- Nullification
- Revocation

All recommended conditions can be found in the application package

Analysis

- Consistent with adopted policies
- Promotes maintenance, reinvestment, and preservation of existing facilities and sites.
- Individuals in crisis receive needed specialized healthcare
- Brings the existing use into conformance with current zoning regulations

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **approval** of RZ23-0313 with five (5) proffered conditions.
 - Staff and Planning Commission recommend **approval** of UP23-0314 with nine (9) conditions.